

M06-11846

Klamath County, Oregon

06/12/2006 09:24:02 AM

Pages 4 Fee: \$36.00

After recording return to:

Todd J. Winegar, Esq.
HURLEY RE & GRUETTER, P.C.
747 SW Industrial Way
Bend, OR 97701

After recording, send Tax Statements to:

Boggs Lake Ranch, LLC
3703 Collier Lane
Klamath Falls, OR 97603

WARRANTY DEED

MICHAEL D. TYRHOLM and DIANE L. CROSS-TYRHOLM, Trustees of the Michael and Diane Tyrholm Trust dated November 6, 2004, Grantor, conveys and warrants to BOGGS LAKE RANCH, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except or specifically set forth herein:

**See Exhibit A attached hereto and
incorporated by this reference**

The true consideration for this conveyance is \$0.00. The true consideration for this transfer is other property or value is part or the whole consideration.

SUBJECT TO ALL ENCUMBRANCES OF RECORD

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED: May 24, 2006.

MICHAEL AND DIANE TYRHOLM TRUST
dated November 6, 2004

By: Michael D. Tyrholm
Michael D. Tyrholm, Trustee

By: Diane L. Cross-Tyrholm
Diane L. Cross-Tyrholm, Trustee

STATE OF OREGON, County of Klamath} ss:

The foregoing instrument was acknowledged before me this 24th day of May, 2006, by Michael D. Tyrholm, as Trustee of the Michael and Diane Tyrholm Trust, dated November 6, 2004.



Cis Mc Sorley
Notary Public for Oregon
My Commission Expires: April 08 2008

STATE OF OREGON, County of Klamath} ss:

The foregoing instrument was acknowledged before me this 24th day of May, 2006, by Diane L. Cross-Tyrholm, as Trustee of the Michael and Diane Tyrholm Trust, dated November 6, 2004.



Cis Mc Sorley
Notary Public for Oregon
My Commission Expires: April 08 2008

EXHIBIT A
(Legal Description)

LEGAL DESCRIPTION:

Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 8: SW 1/4 SE 1/4 and the E 1/2 SE 1/4

Section 9: S 1/2 NW1/4SW 1/4 and the SW 1/4 SW 1/4

Section 16: E 1/2 SW 1/4 and the W 1/2 W 1/2 and the E 1/2 NW 1/2

Section 17: NE 1/4 and the E 1/2 SE 1/4

Saving and Excepting any portion of the above described parcel lying Northerly or Easterly of the following described line: Beginning at the Quarter corner common to Sections 8 and 9, Township 40 S. R. 14 E.W.M., Klamath County, Oregon, as marked by a Klamath County Surveyor brass capped monument; thence, along the following-described line with the angle points being marked by a 5/8" iron pin with a True Line Surveying plastic cap, S. 89°50'43" W. 214.22 feet, S. 00°09'17" E. 466.83 feet, N. 89°50'43" E. 214.22 feet, S.00°09'17"E. 154.57 feet, S. 62°01'52" E. 1173.37 feet, S. 27°19'17" E. 624.58 feet and S. 00°09'17" E. 909.83 Feet; thence S. 26°43'11" E. 3028 feet, more or less, to a point on the East-West center section line of Section 16, Township 40 S. R. 14 E.W.M., with bearings based on a time method solar observation.

And Further saving and excepting the following described parcel: That portion of the SW 1/4 of the NE 1/4 of Section 17 lying Southerly of the following described line: Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence diagonally in a straight line to the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 17, Township 40 South Range 14, East of the Willamette Meridian, Klamath County, Oregon.

Parcel Two:

That portion of the NW 1/4 of the SE 1/4 of Section 17 lying Northerly of the following described line: Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence diagonally in a straight line to the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Three:

That portion of the NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 8, Township 40 S, R. 14 E.W.M., lying South of the following described line.

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap, in an existing fence line, from which the South 1/4 corner of said Section 8 bears S. 36°01'05" W. 1613.43 feet; thence N. 49°53'34" W. 1149.62 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence along a line which is 20 feet southerly of the center line of an existing road the following courses and distances, S. 69°27'36" W. 503.72 feet, along the arc of a curve to the left (radius equals 1480.00 feet, central angle equals 14°13'55" and the tangent equals 184.76 feet) 367.62 feet, S. 55°13'41" W. 168.98 feet, along the arc of a curve to the right (radius equals 420.00 feet, central angle equals 28°27'30" and the tangent equals 106.50 feet) 208.61 feet, S. 83°41'11" W. 102.11 feet, along the arc of a curve to the left (radius equals 180.00 feet, central angle equals 39°33'51" and the tangent equals 64.74 feet) 124.29 feet and S. 44°07'20" W. 70 feet, more or less to a point on the West line of said NE 1/4SW 1/4, with bearings based on a time method solar observation.